

**GOVERNMENT OF ANDHRA PRADESH**  
**ABSTRACT**

Urban Land (Ceiling & Regulation) 1976 – Hyderabad Urban Agglomeration – Allotment U/s 23 (4) of the Act of excess land acquired by State Government and under occupation of 3<sup>rd</sup> parties to sub-serve the common good – Allotment orders issued vide G.O.Ms.No.575 Revenue (UC.II) Department Dt:30-4-2006 – Amendment – Orders – Issued.

---

**REVENUE (UC.II) DEPARTMENT**

**G.O.Ms.No. 110**

**Dated:04-02-2010.**

**Read the following:-**

- 1) G.O.Ms.No.575 Revenue (UC.II) Department Dt:30-4-2006.
- 2) Petition from Dr. Phalguna Reddy Chada Dt:2-7-09.
- 3) Govt.Memo.No.27647/UC.II(3)/09-1 Dt:6-7-09.
- 4) From Spl.Officer, ULC.,Hyd.,Lr.No.J/455/711/2005 Dt:2-9-09.
- 5) Show cause notice issued vide Memo.No.27647/UC.II(3)/09-2 Dt:13-10-09.
- 6) Written representation of Smt. P. Manjula Dt:3-11-09.

<0>

**ORDER :**

Whereas, in the reference 1<sup>st</sup> read above, the Government have issued orders allotting the surplus land to an extent of 222.40 Sq.Mtrs., in Pre.No. 11-13-109/1/20 situated at Sy.No.8 of Saroornagar village and Mandal, R.R.District in favour of Smt. P. Manjula W/o P. Bhaskar Reddy at Sl.No.7 of annexure to G.O.1<sup>st</sup> read above, as proposed by the then Special Officer, ULC.,Hyderabad as the surplus land applied to be in her possession, on payment of amount prescribed in G.O.Ms.No.455 Revenue (UC.I) Deptt. Dated: 29-7-02.

2. And whereas, in the reference 2<sup>nd</sup> read above, one Dr. Phalguna Reddy Chada filed a petition before the Government stating that he is owner of the plot bearing No.B1 comprising of Ground and First Floors, situated at Vasavi Colony, Saroornagar Village and Mandal, R.R.District. The Government have regularized the said plot in his favour vide G.O.Ms.No.1587 Revenue (UC.II) Deptt. Dt:22-8-05. Further, he stated that there is 30”Feet wide road existing abutting to his residence (property) on southern side and property of Smt. P. Manjula is situated outside of the existing 30” Feet wide road. Smt. P. Manjula acquired the Plot No.B/3 admeasuring 168.00 Sq.Yards of land through registered GPA dated:10-6-1993 but in her application filed before the Special Officer & Competent Authority, ULC., Hyderabad under G.O.Ms.No.455, she claimed 265.00 Sq.Yards., which includes 97.00 Sq.Yards., of road area. In fact she has entitled only an extent of 168.00 Sq.Yards., acquired by her under above Registered GPA and obtained allotment orders to an extent of 265.00 Sq.Yards., equivalent to 222.40 Sq.Mtrs., by concealing the facts of inclusion of road area. Therefore, he requested to Government to cancel the allotment orders to an extent of 97.00 Sq.Yards., as the road is public property and the residents of the area is facing inconvenience, hardship and deprived of right to ingress and egress to such road. The said representation was sent to the Special Officer, Urban Land Ceiling, Hyderabad in the reference 3<sup>rd</sup> read above for detailed enquiry and report.

3. In the reference 4<sup>th</sup> read above, the Special Officer, ULC., Hyderabad has reported that, the Enquiry Officer has inspected the premises No.11-13-109/1/20 situated at Road No.1, Vasavi Colony in Sy.No.8 of Saroornagar (V&M) with reference to the documents of the allottee Smt. P. Manjula. On verification of Registered GPA document No.542/93 it is noticed that there is 30 “ft wide road existing in between the properties of both the parties but as on the date of inspection there is no such road existing on ground. Further as per

Contd....2...

the copy of G.P.A. Document No.542/93 of Smt.P. Manjula was given GPA by Sri V. Bhaskar Raju to an extent of only 168.00 Sq.Yards., equivalent to 140.50 Sq.Mtrs., but in the Xerox copy of her document filed alongwith her application for regularization she mentioned the area as 222.40 Sq.Mtrs. There is a discrepancy in the area with reference to GPA document. During inspection of the spot, applicant husband failed to produce the original documents. As such, there is every possibility of tampering of documents and the area in Xerox copy with that of certified copy of document issued by the Sub-Registrar is different and in the document the area is clearly mentioned as 140.50 Sq.Mtrs., only in her name. Further, the road mentioned in her document is not existing on the ground and it is under her occupation. The report and sketch submitted by Assistant Director, Survey & Land Record clearly shows that the balance land of 97 Sq.Yards., equivalent to 81.10 Sq.Mtrs., is covered by road. Therefore, the Special Officer, ULC., Hyderabad has recommended to cancel an area of 97 Sq.Yards., equivalent to 81.10 Sq.Mtrs., from the total land of 222.40 Sq.Mtrs., allotted in favour of Smt. P. Manjula. It appears that the allottee Smt. P. Manjula on filing the false/tampered documents obtained allotment orders for an extent of 222.40 Sq.Mtrs., which includes 81.10 Sq.Mtrs., of road area by misrepresenting and concealing the facts.

4. Accordingly, the Government, in the reference 5<sup>th</sup> read above, issued show cause notice to the allottee Smt. P. Manjula W/o P. Bhaskar Reddy directed to show cause as to why the extent of 97.00 Sq.Yards., equivalent to 81.10 Sq.Mtrs., should not be cancelled from the total extent of 222.40 Sq.Mtrs., allotted in the G.O.1<sup>st</sup> read above, on the ground that the area is part of public road and she has no documentary evidence for the area of 97.00 Sq.Yards/81.10 Sq.Mtrs. In response to the said notice Smt.P. Manjula filed a representation in the reference 6<sup>th</sup> read above stating that among other things she never encroached the road area of 81.05 Sq.Mtrs., no documents have been tampered by her and the documents produced by her are genuine. She further contended that, at the risk of repetition, there is no sanction layout for the entire area, it is not a service road but only formed by individuals for their convenience for ingress and egress to their respective premises by filling up of the moat. She further stated that, if any reason a 30" Ft wide road is proposed to be formed by the Govt. to the entire length and width, most of the houses constructed and already regularized have to be demolished. Therefore, she prayed the Government to drop the proposed proceedings.

5. Whereas, the Government have verified the matter with reference to the records and found that, Smt. P. Manjula has applied for allotment of surplus land to an extent of 222.40 Sq.Mtrs., based on the registered GPA document No.542/93 and also filed primary document. The Government have regularized the same extent based on the above document. But as seen from the certified copy of registered GPA document No.542/93 submitted before the Govt. by Dr. Phalguna Reddy, it revealed that Smt. P. Manjula has purchased an extent of 140.50 Sq.Mtrs., only, thus there is a discrepancy in area as per the Xerox copy of GPA document No.542/93 and certified copy of same GPA document No.542/93. Thus, the contention of Smt. P. Manjula is not correct with regards to tampering of any of the documents. Further, as per the scheduled boundaries in the certified copy of GPA document No.542/93 there was a 30" ft wide road in between the properties of Dr. Phalguna Reddy & Smt. P. Manjula, but no such road is existing on ground at present and it is under occupation of Smt. P. Manjula. Smt. P. Manjula has got allotment orders vide G.O.1<sup>st</sup> read above, for an extent of 222.40 Sq.Mtrs., including 81.10 Sq.Mtrs., of public road without any documentary evidence. Therefore, the Government have decided to cancel the area of 81.10 Sq.Mtrs., which is part of road area allotted to her vide G.O.Ms.No.575 Revenue (UC.II) Deptt. Dt:30-4-2006.

Contd...3...

6. The Government after careful examination of the matter hereby cancel the area of 81.10 Sq.Mtrs., which is part of road by excluding from the total extent of 222.40 Sq.Mtrs., allotted by the Government in favour of Smt. P. Manjula W/o P. Bhaskar Reddy at Sl.No.7 of annexure to G.O.1<sup>st</sup> read above. Accordingly, the following amendment is issued to G.O.Ms.No. 575 Revenue (UC.II) Department Dated: 30-4-2006.

**A M E N D M E N T**

	FOR	READ
Sl.No.in the annexure to the G.O.	Column No.4	Column No.4
<b>7</b>	<b>222.40 Sq.Mtrs.</b>	<b>140.50 Sq.Mtrs.</b>

7. Accordingly, the Special Officer, Urban Land Ceiling, Hyderabad is hereby directed to issue revised endorsement orders together with the revised sketch excluding the area of 81-10 Sq.Mtrs., which was part of public road, and necessary action and report compliance to the Government.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**RAJESHWAR TIWARI,  
SECRETARY TO GOVERNMENT.**

To  
Smt. P. Manjula, W/o P. Bhaskar Reddy  
H.No.11-13-109/1/20, Street No.1,  
Vasavinagar Colony, Saroornagar (M), L.B.Nagar  
Municipality, R.R.District.  
The Special Officer, Urban Land Ceiling, Hyderabad.  
The Deputy Commissioner, GHMC, L.B.Nagar Circle-3.  
Copy to:  
The Chief Commissioner of Land Administration, A.P.,Hyd.  
The Principal Secretary to Govt. M.A & U.D. Department.  
The Inspector General of Registration & Stamps, Hyderabad.  
The District Registrar, Registration & Stamps, R.R.District.  
The Sub-Registrar concerned through District Registrar, R.R.District.  
The Commissioner & Director of Survey Settlements, Hyderabad.  
The Asst. Director, Survey & Land Records, R.R.District.  
(through the Commr. & D.O.S., Hyderabad)  
The Vice-Chairman & Managing Director, HUDA, Hyderabad.  
The District Collector, Ranga Reddy District.  
The M.R.O. Saroornagar Mandal through Collector, R.R.District.  
Dr. Phalguna Reddy Chada, S/o Ranga Reddy Chada,  
H.No.11-10-108/2, Vijayapuri Colony, Road No2, R.K.Puram,  
Dilsukhnagar, Hyd.  
SF/SC.

**//FORWARDED::BY ORDER//**

**SECTION OFFICER**